

This instrument was prepared
by and return to:
John R. Allison, III, Esq.
Allison & Robertson, P.A.
100 S.E. Second Street # 3350
Miami, Florida 33131

RCD Dec 08 2000 10:00AM
DANNY L KOLHAGE, CLERK

**AMENDMENT TO DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS
AND EASEMENTS OF THE KEY WEST GOLF CLUB,
A TOWNHOME PLANNED UNIT DEVELOPMENT**

THIS AMENDMENT TO THE DECLARATION OF PROTECTIVE COVENANTS, RESTRICTIONS AND EASEMENTS OF THE KEY WEST GOLF CLUB, A TOWNHOME PLANNED UNIT DEVELOPMENT ("this Amendment") is made this 7 day of December, 2000 by KEY WEST GOLF CLUB DEVELOPMENT, INC., a Florida corporation, (the "Declarant").

WITNESSETH:

WHEREAS, in order to develop the Project known as "The Key West Golf Club Development" and preserve and enhance the values and amenities of such development, Declarant declared and subjected certain land to the covenants, restrictions, reservations, and regulations pursuant to that certain Declaration of Protective Covenants, Restrictions and Easements of The Key West Golf Club, a Townhome Planned Unit Development, dated November 6, 1995, and recorded November 13, 1995, in Official Records Book 1377 at page 0750, Public Records of Monroe County, (the "Declaration"); and

WHEREAS, Declarant has the right to amend the Declaration unilaterally from time to time and at any time and without the joinder of any Owner to accomplish any of the purposes or objectives set forth in the Declaration; and

WHEREAS, it was the intent and purpose of the Declaration that the Declarant had the exclusive right to operate a real estate sales or rental office within The Key West Golf Club Development (the "Project"); and

WHEREAS, the Declarant is approaching the completion of the Project and will no longer need to operate a real estate sales or rental office within the Project; and

WHEREAS, it was the intent and purpose of the Declaration that the Declarant had the right to withdraw areas of the Project not necessary for the development of the Project as long as the area to be withdrawn is owned by Declarant.

NOW, THEREFORE, in consideration of the premises and mutual covenants contained herein and in the Declaration, Declarant hereby amends the Declaration as follows:

1. All capitalized terms used in this Amendment shall have the meanings ascribed thereto as set forth in the Declaration unless otherwise defined herein.

2. Section 9.17 is amended to read as follows:

9.17 Use of Land. No Improvement or any portion of The Golf Club shall be used for any purpose other than residential; provided however that temporary uses by Declarant, its affiliates and designees for model homes, sales displays, parking lots, and other offices, or any combination of such uses shall be permitted until Declarant shall determine that such use is no longer needed. Effective as of April 30, 2001, no Improvement or any portion of The Golf Club shall be used, in whole or in part, on a temporary or permanent basis as a real estate sales office or rental office; provided, however, Declarant shall at all times have the right to sell or rent Declarant-owned Units from its offices or any Declarant-owned Unit. Declarant, its successors and assigns, shall have the irrevocable standing and right to enforce this Section 9.17 at any time in the future. This provision of the Declaration shall not be amended without the consent of the Declarant.

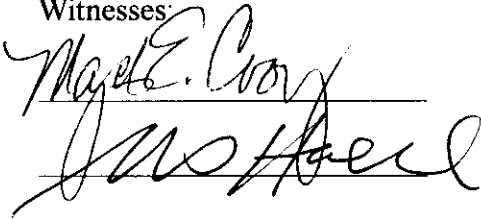
3. Section 11.1.A. is amended to read as follows:

A. The right to replat, vacate or withdraw any area of the property subject to this Declaration, provided that Declarant owns the property to be replatted, vacated or withdrawn from this Declaration.

4. Except as modified herein, Declarant ratifies and confirms the Declaration as originally recorded.

IN WITNESS WHEREOF, the undersigned has executed this Amendment on this 7 day of December, 2000.

Witnesses:



KEY WEST GOLF CLUB DEVELOPMENT,
INC., a Florida corporation

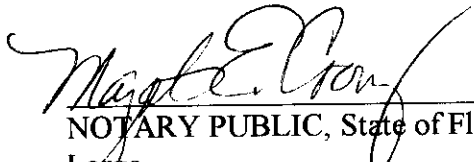
By: 

Peter Rysman, President

STATE OF FLORIDA)
) SS.
COUNTY OF MONROE)

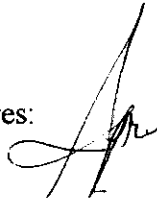
BEFORE ME, a Notary Public, personally appeared Peter Rysman, President of Key West Golf Club Development, Inc., a Florida corporation, who did acknowledge before me that he executed the foregoing instrument for the uses and purposes therein set forth, for and on behalf of said corporation and that he is personally known to me and did not take an oath.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal at the county and state aforesaid, this 7 day of December, 2000.



NOTARY PUBLIC, State of Florida at
Large

My commission expires:

 April 13, 2001



MONROE COUNTY
OFFICIAL RECORDS